



63 Treyew Road

Truro



63 Treyew Road

Truro, TR1 2BY

This beautifully remodelled and extended detached family home, originally designed in the celebrated Corfield/Cornelius style, offers contemporary living and views across Truro at their finest. With light-filled accommodation and exceptional panoramic views over Truro and beyond, this high quality and best-in-class home includes up to four bedrooms, a deep rear garden with studio and a double garage.



The location

Enjoying an elevated position with sweeping panoramic views on the southwestern outskirts of Truro, just a short distance of all the conveniences of Truro with its rich history, vibrant culture, diverse restaurants, and unique shops – you'll find everything you need close by to this best-in-class family home.

Truro features a wide and varied mix of national and boutique retailers along its picturesque, cobbled streets, all centred around the iconic Gothic Revival cathedral (1880 – 1910). The town boasts an eclectic array of restaurants, coffee shops and bars, as well as a cinema and art galleries. The recently refurbished Hall for Cornwall adds a touch of national-class entertainment to the mix.

With countryside walks, golf courses, creeks, rivers and both coasts all within easy reach, this location is ideal for enjoying a healthy, active lifestyle in a highly convenient setting.

The property

- Superb detached modern home
- Fine far-reaching views over Truro and beyond
- High quality throughout
- Remodelled and extended in 2012/13, complementing and retaining the original design and improving with contemporary interiors.
- Architect-designed (atelier3.co.uk)
- Entrance lobby and welcoming galleried hallway with retained original handrail
- Sitting room with inset gas fire
- Double aspect full width open plan kitchen / dining room enjoying the views with bi-fold doors to the spacious terrace
- High quality German kitchen (Nolte) with silestone tops and a full range of integrated Miele appliances: fridge, freezer, dishwasher, two ovens and induction hob. Wine cooler. Extractor. Large Island unit with breakfast bar.
- Utility room and separate cloakroom/WC
- Study / snug / 4th bedroom
- Galleried landing with Velux window. Retained original handrail.
- Spacious master bedroom suite enjoying the exceptional panoramic far-reaching views. Dressing room and en suite shower room.
- Two further double bedrooms
- Well-appointed 4-piece bathroom



The garden and outbuildings

- Brick paved driveway providing ample parking and turning for several cars
- Detached double garage (built in 2012) with two electric doors, power and light connected
- Large full width terrace across the rear of the house, accessed from the open plan living, enjoying the views with steps leading to the gardens
- Deep, lawned and terraced gardens with a variety of shrubs including flowering camellia
- Detached studio / gym / home office with power and light connected





Distances

Lemon Street – 0.5; Truro city centre (Lemon Quay) – 1;
 Truro Golf Club – 1.2; Royal Cornwall Hospital (Treliske) – 1.6;
 Malpas – 3.1; Trelissick Garden, Feock (National Trust) – 4.5;
 St Agnes – 8.8; Falmouth – 9.1; Perranporth – 9.6;
 St Mawes (via King Harry ferry) – 9.5;
 Mylor Yacht Harbour – 9.9; Cornwall Airport (Newquay) – 19.4

(All distances are approximate and in miles)

Tenure, services and general information

Freehold. Mains electricity, water, drainage and gas. Gas central heating. Underfloor heating in the open plan kitchen / dining room and radiators elsewhere. Aluminium windows throughout. Lindab galvanised rainwater goods. Slate window

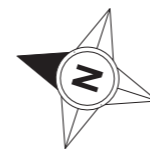
cills. New slate roof in 2012 (full roof replacement). Sarnafil roof on double garage and garden studio.

Broadband: Ultrafast full fibre broadband is available. Council Tax E.

What 3 Words ///radar.arrow.draw

Directions

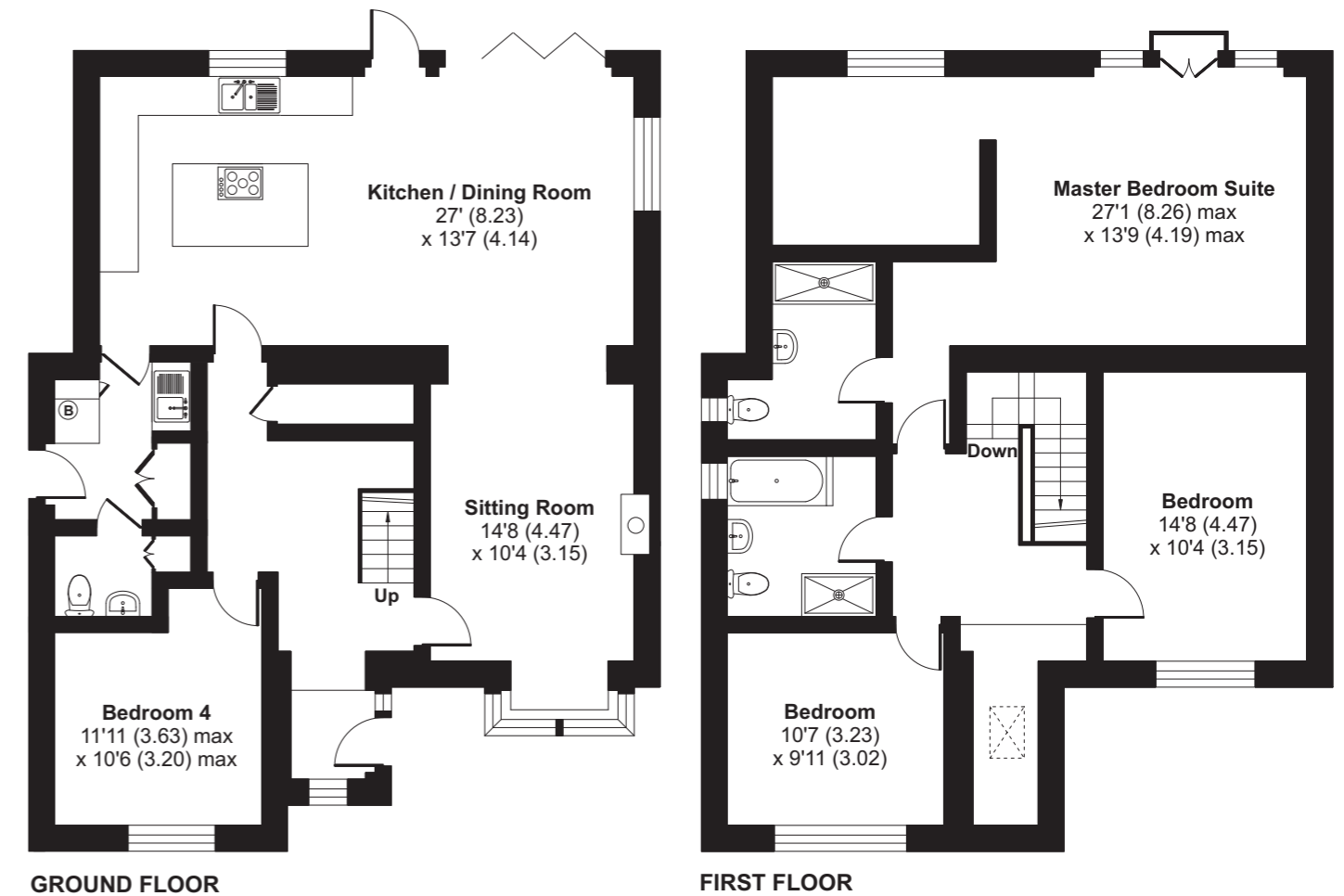
From the top of Falmouth Road, turn right towards Country Hall and Highertown. The entrance to the property is on the right, immediately after the turning to Daniell Road.



63 Treyew Road, Truro, TR1 2BY

Main House = 1936 sq ft / 179.8 sq m
 Total = 2499 sq ft / 232.1 sq m (includes garage & garden studio)

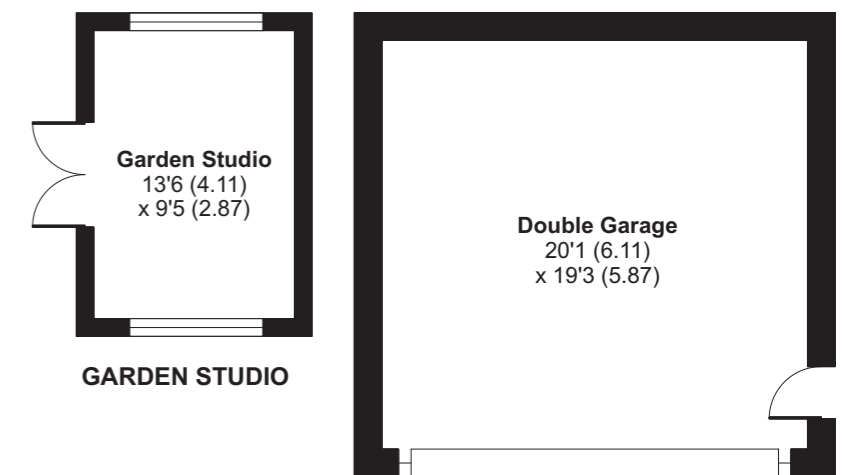
For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



GARDEN STUDIO

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntkhecom 2024. Produced for Shore Partnership Limited. REF: 1198275

FIXTURES & FITTINGS Only those fixtures and fittings mentioned specifically in the sales particulars are to be included in the sale. All others (including light fittings not mentioned, furniture, garden furniture, garden ornaments etc) are not included but may be available by separate negotiation.

IMPORTANT NOTICE Shore Partnership, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Shore Partnership has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



www.carbonbalancedprinter.com
 Registration No. CBP2277

This brochure was produced and printed by BJ Press Ltd, a Carbon Balanced Printer registered with the World Land Trust.



Ben Davies
Director



Tim May
Director

WHERE YOU LIVE MATTERS

Telephone: 01872 484484
Email: contact@shorepartnership.com

School House Office, Market Street,
Devoran, Truro, Cornwall, TR3 6QA

